



**Request for City Council Committee Action
From the Department of City Coordinator**

Date: June 16, 2003

To: Council Member Barbara Johnson, Chair
Ways & Means/Budget Committee

Subject: New Central Library Project
Award of Bid - Procurement Package No. 3, Contract No. 3 Crane and Hoist Rental
Procurement Package No. 3 - Tower Crane and Material Hoist Rental
Official Publication No. 6112

Recommendation:

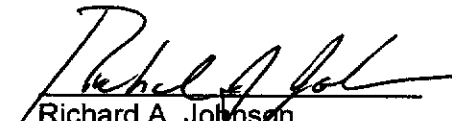
1. Authorize acceptance of the low bid of Sowles Co., DBA Northwest Tower Cranes in the amount of \$777,850.00 for the rental, installation and removal of three (3) tower cranes and two (2) material hoists for the time periods indicated in the specifications. All this work including furnishing and delivering all material, labor, equipment and incidentals necessary to accomplish the work of Contract No. 3, Tower Crane and Material Hoist Rental, all in accordance with the plans, specifications and addenda prepared by Mortenson/Thor and titled "Tower Crane and Material Hoist Rental" for a total contract price of \$777,850.00. Terms are net 30 days. F.O.B.: Site. It is further recommended that proper Library Board and City Officers be authorized and directed to execute a contract for this project all in accordance with our specifications. (4400 - 908 - 9080)
2. Authorize deductive Change Order No. 03.001 reducing the number of months for Tower Crane No. 3 by 12 months and decreasing the contract amount by \$84,000.00 so that the contract totals \$693,850.00.

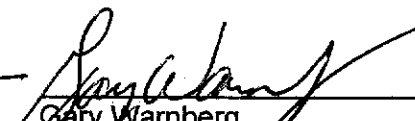
Previous Directives:

- November 22, 2002 Amendment of Schematic Design to include stipulation regarding first floor elevation on 3rd St and Nicollet Mall.
- October 25, 2002 Acceptance of Schematic Design and Budget for new Library. Authorization of bond sale.


Prepared/Submitted by: Richard A Johnson, Project Coordinator 612-334-1671

Recommended:


Richard A. Johnson
Project Coordinator


Gary Warnberg,
Director of Purchasing

Approved:


John Moir
City Coordinator

Presenter in Committee: Richard A Johnson, Project Coordinator

Financial Impact (Check those that apply)

- ☒ No financial impact - or - Action is within current department budget
If checked, go directly to Background/Supporting Information)
- ☐ Action requires an appropriation increase to the Capital Budget
- ☐ Action requires an appropriation increase to the Operating Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☐ Other financial impact (Explain):
- ☐ Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (use any categories that apply)

Neighborhood Notification
City Goals
Comprehensive Plan
Zoning Code
Other

Background/Supporting Information

In November 2000, the citizens of Minneapolis approved a referendum in the amount of \$110 million for the purpose of building a new Minneapolis Central Library on the site of the current Central Library building. On October 25, 2002, the City Council approved the Schematic Design and Budget for the new Library, authorized the Project Coordinator to proceed with design development and requested the Board of Estimate and Taxation to sell \$110 million in bonds authorized by the referendum. On October 25, 2002 the Council also accepted the low bid of F.M. Frattalone for deconstruction of the existing library.

The bids for Procurement Package Number 3, Contract Number 3 – Tower Crane and Material Hoist were opened at 2:00 P.M. June 5, 2003. The lowest responsible bidder was Sowles Company, DBA Northwest Tower Cranes, located in Egan, Minnesota. The cost of the work proposed in the procurement package is within the project budget and no additional City funds are required.

The Project Office and the Construction Manager, Mortenson/Thor, have reviewed the bid and interviewed the recommended bidder and have determined that the recommended bidder was both responsive and responsible. The recommended bid

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with Change Order 03.001 is \$693,850.00 and below the construction manager's estimate of \$695,500.

This work is self performed and there were no opportunities for SUBP utilization. The bidder therefore met the contract participation goals listed below:

CONTRACT PARTICIPATION GOALS			
	WBE	MBE	TOTAL
Goals per Bid Specs	0%	0%	0%
Proposed Utilization Bid (%)	0.0%	0.0%	0.0%
Proposed Utilization Bid (\$)	0.00	0.00	0.00

The Construction Manager's (Mortenson/Thor) recommendation letter and the Official Bid Tabulation are attached for your information.

MORTENSON/THOR

a joint venture

**Minneapolis
Central Library**

P.O. Box 710
Minneapolis, MN 55440-0710

700 Meadow Lane North
Minneapolis, MN 55422-4899

Telephone: (763) 522-2100
Facsimile: (763) 257-5430

June 9, 2003

Rick Johnson
City of Minneapolis
Minneapolis Central Library Project Office
15 South 5th Street, Suite 210
Minneapolis, MN 55402

**RE: Minneapolis Central Library
Procurement Package #3, Tower Crane and Material Hoist Rental**

Dear Mr. Johnson:

In consideration of the bids received and opened on June 6, 2003 at 2:00pm local time, for Official Publication #6112, Procurement Package #3, Tower Crane and Material Hoist Rental, Mortenson/Thor is able to make the following recommendation. Based on the bid tabulation certified by the City of Minneapolis, our review of the bids and the post bid interviews, Mortenson/Thor has determined that the low, responsive, responsible bidder is **Sowles Company, DBA - Northwest Tower Cranes**, located at 3045 Highway 13, Eagan, Minnesota (Phone: 651-287-9700).

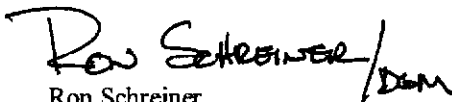
Mortenson/Thor has reviewed the bid submitted by Sowles Company, DBA – Northwest Tower Cranes and conducted Post Bid Interviews. We recommend award to **Sowles Company, DBA - Northwest Tower Cranes**, for the Base Bid, based on the following criteria:

- The Base Bid amount of \$777,850 will be reduced by \$84,000 via deductive change order to revise the overall rental period for the tower cranes. The deductive change order will be based on unit prices received with the base bid. The revised contract amount of \$693,850 is below Mortenson/Thor's estimate.
- The total SUBP goal for this Contract is 0% WBE, 0% MBE. The contractor is working with the City of Minneapolis Department of Civil Rights in submission of the required Pre-Construction Booklet.

Mortenson/Thor hereby recommends the City award a contract for this work to **Sowles Company, DBA - Northwest Tower Cranes**, in the amount of Seven hundred Seventy Seven thousand Eight Hundred Fifty dollars and no/100 (\$777,850). Please see attached bid tabulation by the City of Minneapolis. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

MORTENSON/THOR


Ron Schreiner
Construction Executive

CC: Richard Copeland, Doug McCoy, Dan Mehls
Attachments: Bid Tabulations

"BIDS FOR CENTRAL LIBRARY PROCUREMENT PACKAGE 3 - TOWER CRANE AND MATERIAL HOIST RENTAL"

Offl. Publ. #6112
Bids opened 2:00 PM, CDST
June 5, 2003
Minneapolis MN

Crane & Sprocket Co
Mechanical DBA NW
Inc. 7000
Cranes

Bid Deposit - 5%

Base Bid Total \$
Alternate 1 - Deduct for Insurance -\$

Unit Prices
Revise Duration Tower 1

Revise Duration Tower 2

Revise duration Tower 3

Revise duration Hoist 1

Revise duration Hoist 2
Unscheduled maintenance for Tower Cranes

Unscheduled maintenance for Hoist

CORRECT AMOUNT
PER CO. BID
DNY
6,9,0.3

We, the undersigned, hereby certify that the above bids were publicly opened and read aloud:

P. O'Brien
FINANCE OFFICER

David M. Hansen
ASST. DIRECTOR, PURCHASING